

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
 N/S Hawthorne Ave., 145 ft. W of c/j Purvis Place
 208 Hawthorne Avenue
 3rd Election District
 2nd Councilmanic District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 Case No. 92-450-A

John M. Jacob, et ux
 Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 ft., in lieu of the required 10 ft., for an addition and attached garage, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

MICROFILMED

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of June 1992 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 ft., in lieu of the required 10 ft., for an addition and attached garage, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

Lawrence E. Schmidt
 LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

LES:mmn
 encl.

ORDER RECEIVED FOR FILING
 Date 5/21/92
 By *Sh. Shurt*

-2-

MICROFILMED

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning



Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21204

(410) 887-4386

June 25, 1992

Mr. and Mrs. John M. Jacob
 208 Hawthorne Avenue
 Pikesville, Maryland 21208

RE: Petition for Residential Zoning Variance
 Case No. 92-450-A

Dear Mr. and Mrs. Jacob:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
Lawrence E. Schmidt
 Lawrence E. Schmidt
 Zoning Commissioner

LES:mmn
 encl.

MICROFILMED

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

92-450-A

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section

1802.3.C.1 TO ALLOW A SIDEYARD SETBACK OF 7' IN LIEU OF THE REQUIRED 10 FEET

of the Zoning Regulations of Baltimore County for the following reason: (state reason as precisely as possible)
 IT WOULD BE PRACTICALLY DIFFICULT TO CONTINUE PROPOSED FAMILY ROOM ADDITION (14' WIDE) WITH A TWO CAR GARAGE (24' WIDE) WHICH INCLUDES AN INTERIOR STAIRWELL. THIS DESIGN PRESERVES THE ARCHITECTURAL SYMMETRY OF THE DWELLING.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s):
 JOHN M. JACOB
 KAREN R. JACOB
 KAREN R. JACOB
 KAREN R. JACOB

Address:
 208 HAWTHORNE AVE. 484-960
 Pikesville, MD. 21208

A PUBLIC HEARING HAS BEEN REQUESTED AND/OR FOUND TO BE REQUIRED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of June 1992, that the subject matter of this petition be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

RECEIVED BY: LG DATE: 5/21/92
 ESTIMATED POSTING DATE: 6/7/92 ESTIMATED CLOSING DATE: 6/21/92

MICROFILMED

488

ZONING DESCRIPTION FOR
 208 Hawthorne Ave., Pikesville, Md. 21208

92-450-A

Beginning at a point on the (north) side of (Hawthorne Ave.), which is (50 feet) wide, at the distance of (145 feet) (west) of the centerline of the nearest improved intersecting street (Purvis Place) which is (50 feet) wide. Being Lot # (258/259), Block (-), Section # (-) in the subdivision of Balston Annex as recorded in Baltimore County Plat Book # (1), Folio # (2 - 276), containing (9520 square feet). Also known as (208 Hawthorne Ave., Pikesville, Md. 21208) and located in the 3rd Election District.

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21286

receipt

Date	Account: R-001-6150 Number
5/20/92	H920048B
PUBLIC HEARING FEES	QTY PRICE
010 -ZONING VARIANCE (IRL)	1 X \$50.00
080 -POSTING SIGNS / ADVERTISING	1 X \$35.00
	TOTAL: \$85.00
LAST NAME OF OWNER: JACOB	
Please Make Checks Payable To Baltimore County	

Cashier Validation

MICROFILMED

AFFIDAVIT
 IN SUPPORT OF ADMINISTRATIVE VARIANCE

92-450-A

The undersigned hereby affirms under the penalty of perjury to the Zoning Commissioner of Baltimore County, as follows:
 That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) have compared to verify the same in the event that a public hearing is scheduled in the future with regard thereto.
 That the Affiant(s) do(es) presently reside at 208 HAWTHORNE AVE.

PIKESVILLE, MD. 21208

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: (state reason as precisely as possible)

IF REQUESTED VARIANCE IS NOT APPROVED, INTERIOR OF GARAGE AVAILABLE FOR PARKING CARS WOULD BE 17 FEET WIDE (PROPOSED) WIDE, THIS CREATING A PRACTICAL DIFFICULTY, IN THAT 17 FEET IS NOT WIDE ENOUGH TO PARK CARS SIDE BY SIDE AND ALLOW FOR REASONABLE ENTRY AND EXIT OF BOTH CARS. IN ADDITION, A GARAGE OF LESS WIDTH THAN THE HOUSE WOULD MAKE IT MORE DIFFICULT TO COMBINE THE EXISTING HOUSE AND PROPOSED ADDITIONS ESTHETICALLY.

This Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

John M. Jacob
 JOHN M. JACOB
Karen R. Jacob
 KAREN R. JACOB

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I HEREBY CERTIFY, this 20th day of May, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared JOHN M. JACOB & KAREN R. JACOB

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made with in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

As WITNESS my hand and Notarial Seal. My Commission Expires 2/1/94



MICROFILMED

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

92-450-A

District: 3rd Date of Posting: June 2, 1992.
 Posted for: Residential Variance
 Petitioner: John M. and Karen R. Jacob
 Location of property: 215 Hawthorne Avenue, 145' W. of c/j Purvis Place
 Location of signs: on front of 208 Hawthorne Avenue

Remarks: S. J. Grata Date of return: June 5, 1992.
 Number of Signs: 1

MICROFILMED

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21286

receipt

Date	Account: R-001-6150 Number
5/21/92	488
JACOB, John & Karen	PLNG 50.00
208 Hawthorne	POSTING 35.00
RESIDENTIAL VARIANCE	TOTAL 85.00
Please Make Checks Payable To Baltimore County	

Cashier Validation

MICROFILMED

Baltimore County Government
 Office of Zoning Administration
 and Development Management
 Office of Planning & Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

May 28, 1992

887-3353

John and Karen Jacob
 208 Hawthorne Avenue
 Pikesville, Maryland 21208

Re: CASE NUMBER: 92-450-A
 LOCATION: 208 Hawthorne Avenue, 145' W of c/j Purvis Place
 3rd Election District - 2nd Councilmanic

Dear Petitioner(s):

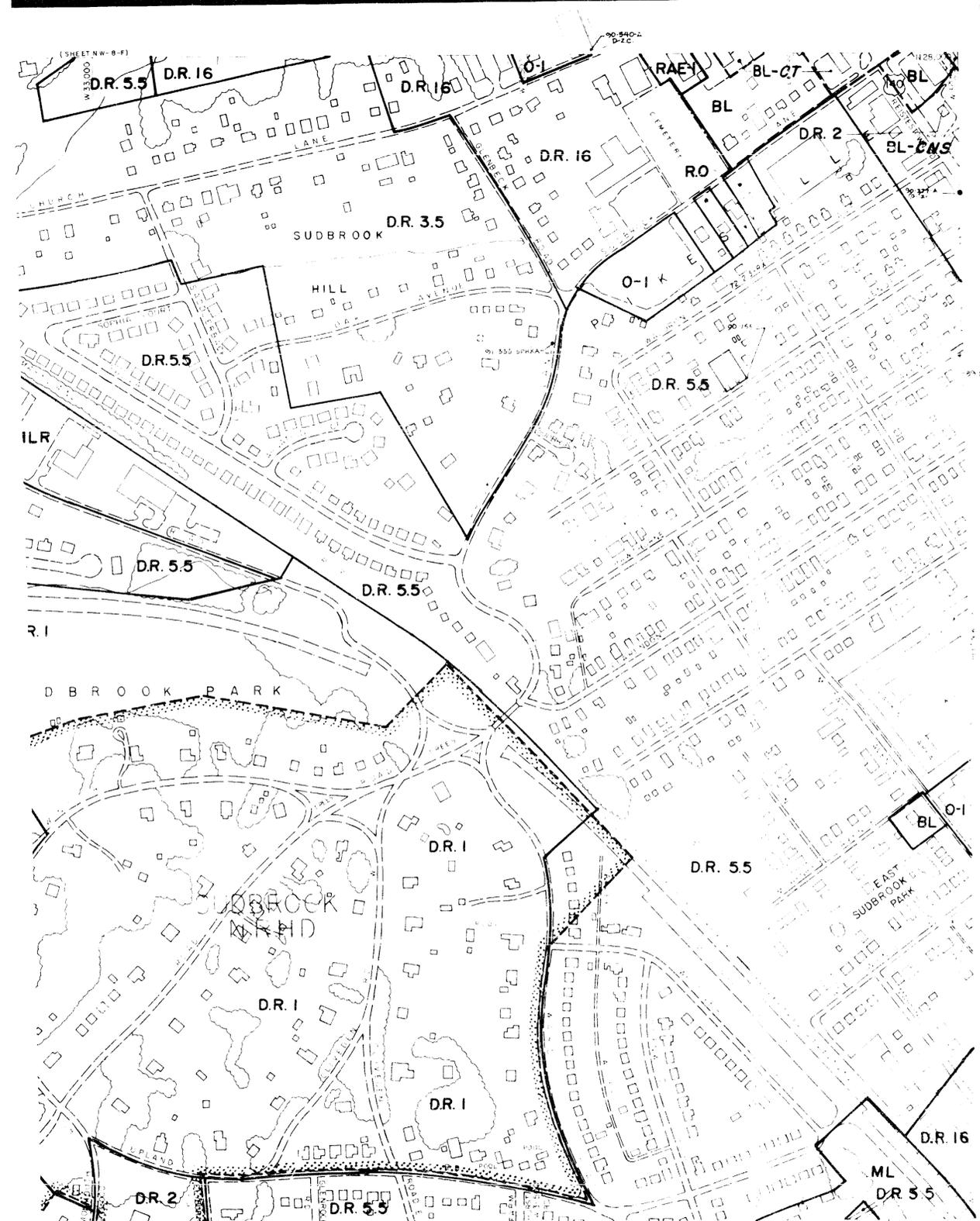
Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reaffirmation regarding the administrative process.

- Your property will be posted on or before May 28, 1992. The closing date is June 25, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).
- Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt
 LAWRENCE E. SCHMIDT
 Zoning Commissioner, Baltimore County

MICROFILMED



BALTIMORE COUNTY
PLANNING AND ZONING
AERIAL PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	PIKESVILLE	NW
DATE OF PHOTOGRAPHY		7-F
JANUARY 1982	92-450-A	AKK M.
 Chairman, County Council		

BALTIMORE COUNTY
PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'	PIKESVILLE	NW
DATE OF PHOTOGRAPHY		7-F
JANUARY 1986	MICROFILMED	

92-450-A

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



11 West Chesapeake Avenue
Towson, MD 21204

June 9, 1992

(410) 887-3353

Mr. & Mrs. John M. Jacob
206 Hawthorne Avenue
Pikesville, MD 21208

RE: Item No. 488, Case No. 92-450-A
Petitioner: John M. Jacob, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Jacob:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

MICROFILMED



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 21st day of May, 1992

Bel Jablon
WORLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: John M. Jacob, et ux
Petitioner's Attorney:

MICROFILMED

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓	Stephen G. And Lynn M. Swinn	477		6-1-92 NC
DED DEPRM RP STP TE	-----			
✓	Albert F. And Ann B. Nocar	478		NC
DED DEPRM RP STP TE	-----			
	Maryland Marine Manufacturing Co., Inc.	479		Comment
DED DEPRM RP STP TE	-----			
✓	Robert C. And Sylvia W. Eppig	480		NC
DED DEPRM RP STP TE	-----			
✓	James Ronald And Beth B. Porter	481		NC
DED DEPRM RP STP TE	-----			
✓	Nelson M. And Lee M. Hendler	485		NC
DED DEPRM RP STP TE	-----			
	Leon G. McKemy	486		Comment
DED DEPRM RP STP TE	-----			
	Williams Management Services, Inc.	487		Comment
DED DEPRM RP STP TE	-----			
✓	John M. And Karen R. Jacob			NC
DED DEPRM RP STP TE	-----			
	Matthew F. Reckenberger, Jr.	490		Comment
DED DEPRM RP STP TE	-----			
✓	Herbert H. And Betty Rosen	491		NC
DED DEPRM RP STP TE	-----			
	Meadows Park Ltd. Prtnrshp Russel Asset Mgt, Inc.	492		Comment
DED DEPRM RP STP TE	-----			

MICROFILMED

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section Office of Planning and Zoning

DATE: June 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 1, 1992

The Office of Planning and Zoning has no comments on the following petitions:

- George S. Nyquist - Item 474
- Stephen G. Swinn - Item 477
- Albert F. Nocar Jr. - Item 478
- Maryland Marine Mfg. Co. - Item 479
- Robert G. Eppig - Item 480
- James R. Porter - Item 481
- Dorothy S. Hunter - Item 482
- St. Lukes Health Ministries - Item 484
- Williams Estates - Item 487
- John M. Jacob - Item 488
- Gene Ensor - Item 489
- Lawrence F. Solomon - Item 493

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6_5_92.txt
Facitms.txt

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓	Stephen G. And Lynn M. Swinn	477	NIC	6-1-92
DED DEPRM RP STP TE	-----			
	Albert F. And Ann B. Nocar	478	More Time	
DED DEPRM RP STP TE	-----			
	Maryland Marine Manufacturing Co., Inc.	479	More Time	
DED DEPRM RP STP TE	-----			
✓	Robert C. And Sylvia W. Eppig	480	NIC	
DED DEPRM RP STP TE	-----			
✓	James Ronald And Beth B. Porter	481	NIC	
DED DEPRM RP STP TE	-----			
✓	Nelson M. And Lee M. Hendler	485	NIC	
DED DEPRM RP STP TE	-----			
✓	Leon G. McKemy	486	NIC	
DED DEPRM RP STP TE	-----			
✓	Williams Management Services, Inc.	487	NIC	
DED DEPRM RP STP TE	-----			
✓	John M. And Karen R. Jacob		NIC	
DED DEPRM RP STP TE	-----			
✓	Matthew F. Reckenberger, Jr.	490	NIC	
DED DEPRM RP STP TE	-----			
✓	Herbert H. And Betty Rosen	491	NIC	
DED DEPRM RP STP TE	-----			
✓	Meadows Park Ltd. Prtnrshp Russel Asset Mgt, Inc.	492	NIC	
DED DEPRM RP STP TE	-----			

MICROFILMED

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
COUNT 7				
Huntington Development Corporation (Hunting Tweed Drive)				
DEPRM				

COUNT 1				
✓	Stephen G. And Lynn M. Swinn	477		6-1-92 NO COMMENTS
DED DEPRM RP STP TE	-----			
	Albert F. And Ann B. Nocar	478		In process
DED DEPRM RP STP TE	-----			
	Maryland Marine Manufacturing Co., Inc.	479		In process
DED DEPRM RP STP TE	-----			
	Robert C. And Sylvia W. Eppig	480		In process
DED DEPRM RP STP TE	-----			
✓	James Ronald And Beth B. Porter	481		NO COMMENTS
DED DEPRM RP STP TE	-----			
✓	Nelson M. And Lee M. Hendler	485		NO COMMENTS
DED DEPRM RP STP TE	-----			
	Leon G. McKemy	486		In process
DED DEPRM RP STP TE	-----			
	Williams Management Services, Inc.	487		Written Comments
DED DEPRM RP STP TE	-----			
✓	John M. And Karen R. Jacob			NO COMMENTS
DED DEPRM RP STP TE	-----			
✓	Matthew F. Reckenberger, Jr.	490		NO COMMENTS
DED DEPRM RP STP TE	-----			

MICROFILMED

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JOHN M. JACOB AND KAREN R. JACOB
Location: #208 HAWTHORNE AVENUE
Item No.: *488 (LWG) Zoning Agenda: JUNE 1, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl James Gifford* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JR/RR

RECEIVED
MAY 29 1992
ZONING OFFICE

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓	Stephen G. And Lynn M. Swinn	477	No Comment	6-1-92
DED DEPRM RP STP TE	-----			
✓	Albert F. And Ann B. Nocar	478	No Comment	
DED DEPRM RP STP TE	-----			
✓	Maryland Marine Manufacturing Co., Inc.	479	No Comment	
DED DEPRM RP STP TE	-----			
✓	Robert C. And Sylvia W. Eppig	480	No Comment	
DED DEPRM RP STP TE	-----			
✓	James Ronald And Beth B. Porter	481	No Comment	
DED DEPRM RP STP TE	-----			
✓	Nelson M. And Lee M. Hendler	485	No Comment	
DED DEPRM RP STP TE	-----			
✓	Leon G. McKemy	486	No Comment	
DED DEPRM RP STP TE	-----			
✓	Williams Management Services, Inc.	487	No Comment	
DED DEPRM RP STP TE	-----			
✓	John M. And Karen R. Jacob		No Comment	
DED DEPRM RP STP TE	-----			
✓	Matthew F. Reckenberger, Jr.	490	No Comment	
DED DEPRM RP STP TE	-----			
✓	Herbert H. And Betty Rosen	491	No Comment	
DED DEPRM RP STP TE	-----			
✓	Meadows Park Ltd. Prtnrshp Russel Asset Mgt, Inc.	492	No Comment	
DED DEPRM RP STP TE	-----			

MICROFILMED

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

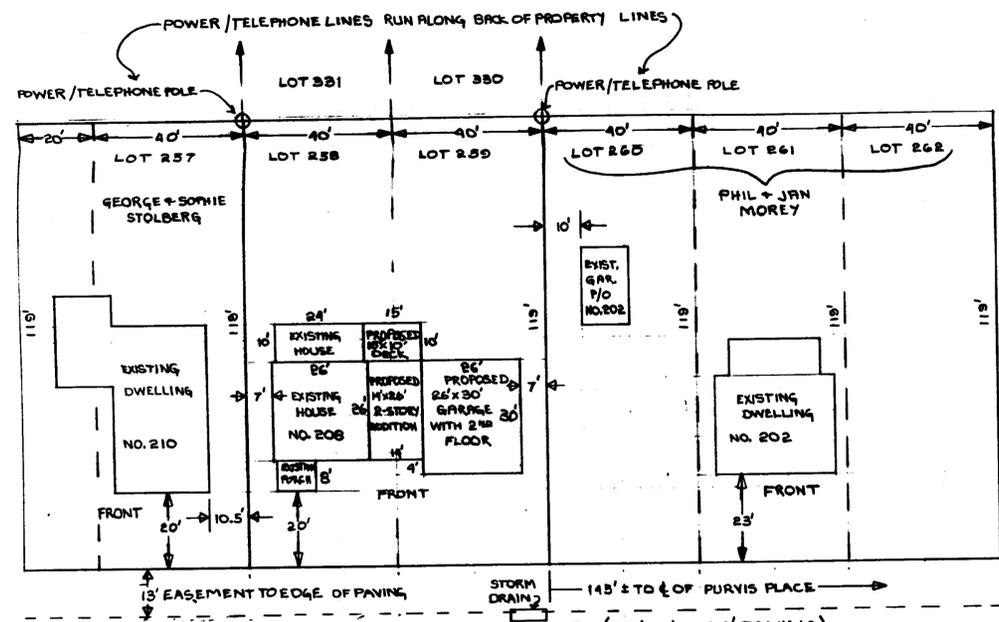
PROPERTY ADDRESS: 208 HAWTHORNE AVE.

SUBDIVISION NAME: RALSTON ANNEK

PLAT BOOK # 1, FOLIO # 75/276, LOT # 265/259

OWNER: JOHN M. + KAREN R. JACOB

92-450-A



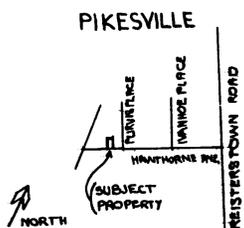
PURVIS PLACE (50' R/W, 24' PAVING)

DATE: 5/17/92
PREPARED BY: J.M. JACOB

NOTE: WATER MAIN & SANITARY SEWER LOCATED BENEATH HAWTHORNE AVE.

Per Ex No 1

SCALE: 1" = 20' 0"



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

COUNCILMANIC DISTRICT: 2

ELECTION DISTRICT: 3

1" = 200' SCALE MAP #:

ZONING: DR.S.5

LOT SIZE:

ACREAGE: .22

SQUARE FEET: 9520 SF

PUBLIC PRIVATE

SEWER:

WATER:

CHESAPEAKE BAY CRITICAL AREA: YES NO

PRIOR ZONING HEARINGS: NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #	MICROFILMED
LG	488	92-450-A	MICROFILMED



MICROFILMED

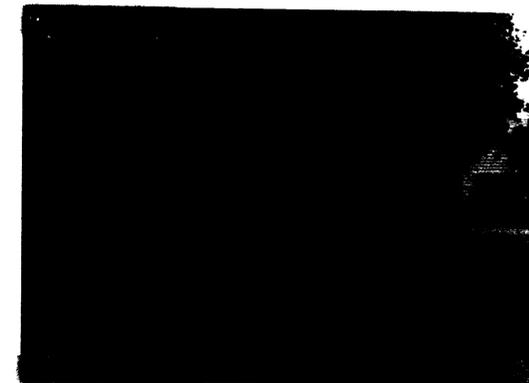
92-450-A



MICROFILMED

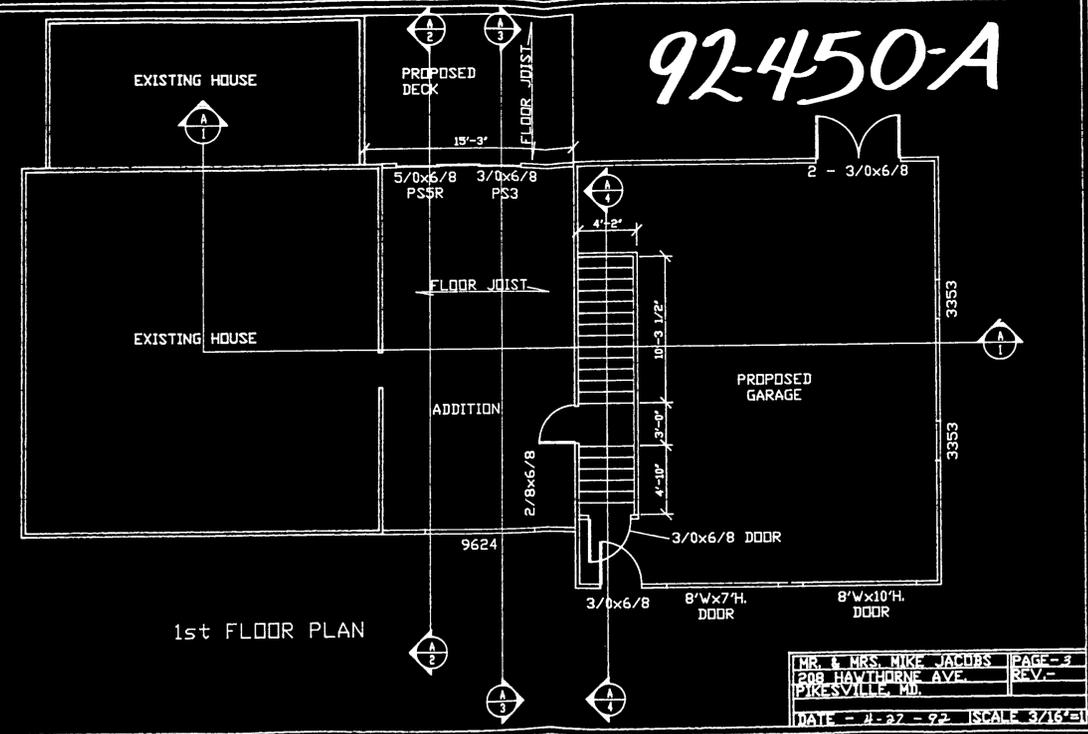


MICROFILMED



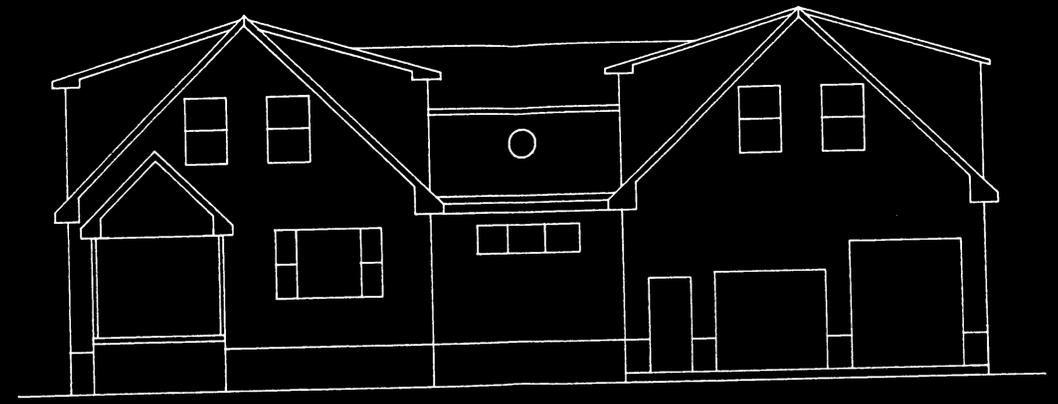
MICROFILMED

92-450-A



MR. & MRS. MIKE JACOBS	PAGE - 3
208 HAYTHORNE AVE.	REV. -
PIKESVILLE, MD.	
DATE - 4-27-92	SCALE 3/16"=1'

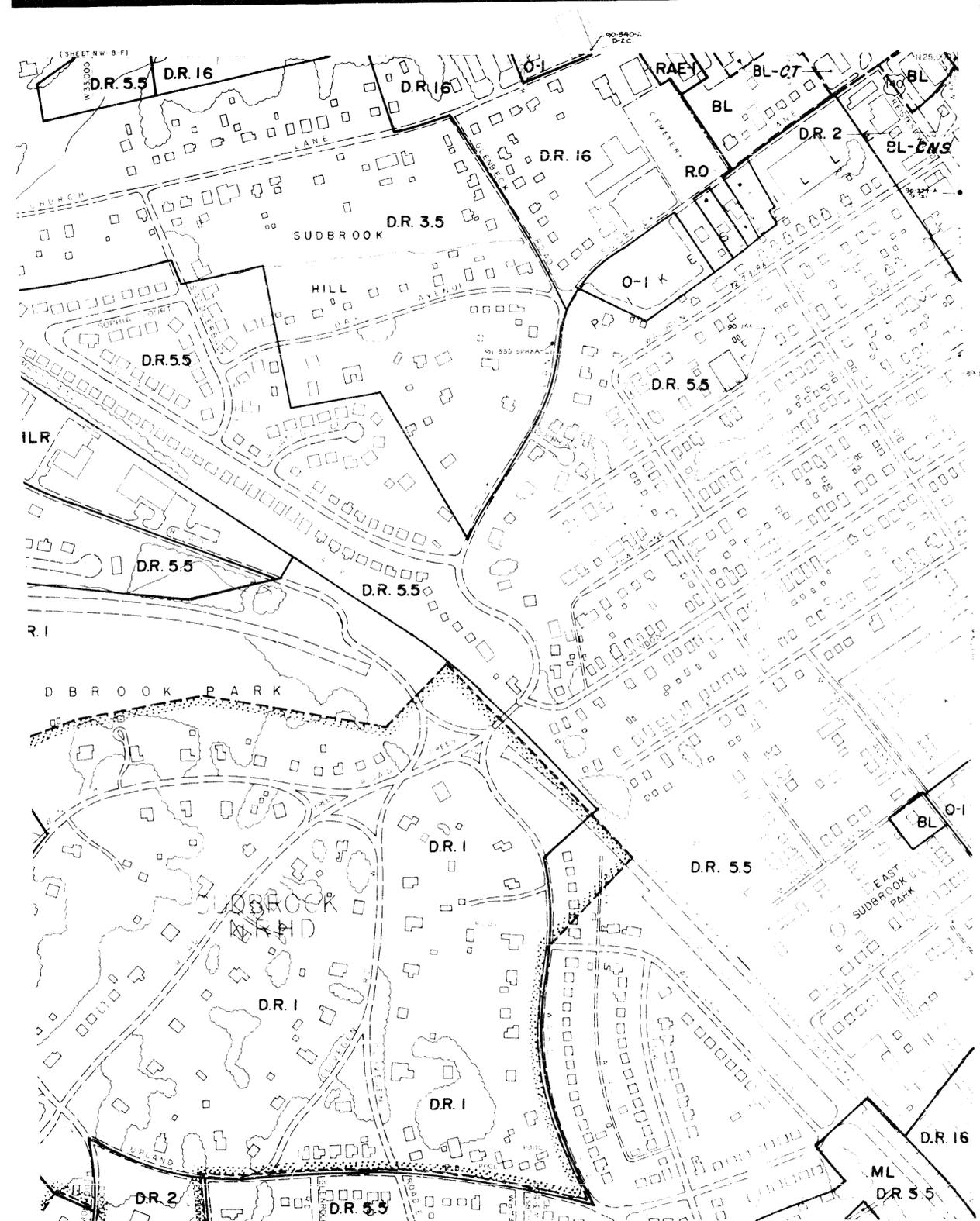
MICROFILMED



FRONT VIEW 92-450-A

MR. & MRS. MIKE JACOBS	PAGE - 1
208 HAYTHORNE AVE.	REV. -
PIKESVILLE, MD.	
DATE - 4-27-92	SCALE 3/16"=1'

MICROFILMED



BALTIMORE COUNTY
PLANNING AND ZONING
AERIAL PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	PIKESVILLE	NW
DATE OF PHOTOGRAPHY		7-F
JANUARY 1982	92-450-A	AKK
 Chairwoman, County Council		

BALTIMORE COUNTY
PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'	PIKESVILLE	NW
DATE OF PHOTOGRAPHY		7-F
JANUARY 1986	MICROFILMED	

92-450-A

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
 N/S Hawthorne Ave., 145 ft. W of c/j Purvis Place
 208 Hawthorne Avenue
 3rd Election District
 2nd Councilmanic District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 Case No. 92-450-A

John M. Jacob, et ux
 Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 ft., in lieu of the required 10 ft., for an addition and attached garage, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

MICROFILMED

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of June 1992 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 ft., in lieu of the required 10 ft., for an addition and attached garage, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

Lawrence E. Schmidt
 Zoning Commissioner
 for Baltimore County

LES:mmn
 encl.

ORDER RECEIVED FOR FILING
 Date 5/21/92
 By [Signature]

-2-

MICROFILMED

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning



Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21204

(410) 887-4386

June 25, 1992

Mr. and Mrs. John M. Jacob
 208 Hawthorne Avenue
 Pikesville, Maryland 21208

RE: Petition for Residential Zoning Variance
 Case No. 92-450-A

Dear Mr. and Mrs. Jacob:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
 Lawrence E. Schmidt
 Zoning Commissioner

LES:mmn
 encl.

MICROFILMED

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

92-450-A

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section

1802.3.C.1 TO ALLOW A SIDEYARD SETBACK OF 7' IN LIEU OF THE REQUIRED 10 FEET

of the Zoning Regulations of Baltimore County for the following reason: (state reason as precisely as possible)
 IT WOULD BE PRACTICALLY DIFFICULT TO CONTINUE PROPOSED FAMILY ROOM ADDITION (14' WIDE) WITH A TWO CAR GARAGE (24' WIDE) WHICH INCLUDES AN INTERIOR STAIRWELL. THIS DESIGN PRESERVES THE ARCHITECTURAL SYMMETRY OF THE DWELLING.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s):
 JOHN M. JACOB
 KAREN R. JACOB
 KAREN R. JACOB
 KAREN R. JACOB

Address:
 208 HAWTHORNE AVE. 484-960
 Pikesville, MD. 21208

A PUBLIC HEARING HAS BEEN REQUESTED AND/OR FOUND TO BE REQUIRED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of June 1992, that the subject matter of this petition be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

RECEIVED BY: LG DATE: 5/21/92
 ESTIMATED POSTING DATE: 6/7/92 ESTIMATED CLOSING DATE: [blank]
 BALTIMORE COUNTY ZONING COMMISSIONER OF PLANNING & ZONING
 488

ZONING DESCRIPTION FOR
 208 Hawthorne Ave., Pikesville, Md. 21208

92-450-A

Beginning at a point on the (north) side of (Hawthorne Ave.), which is (50 feet) wide, at the distance of (145 feet) (west) of the centerline of the nearest improved intersecting street (Purvis Place) which is (50 feet) wide. Being Lot # (258/259), Block (-), Section # (-) in the subdivision of Balston Annex as recorded in Baltimore County Plat Book # (1), Folio # (2 - 276), containing (9520 square feet). Also known as (208 Hawthorne Ave., Pikesville, Md. 21208) and located in the 3rd Election District.

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21286

receipt

Date	Account: R-001-6150	Number
5/20/92	H920048B	
PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (IRL)	1 X	\$50.00
080 - POSTING SIGNS / ADVERTISING	1 X	\$35.00
	TOTAL:	\$85.00
LAST NAME OF OWNER: JACOB		

Please Make Checks Payable To Baltimore County

Cashier Validation

92-450-A

MICROFILMED

Baltimore County Government
 Office of Zoning Administration
 and Development Management
 Office of Planning & Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

May 28, 1992

887-3353

John and Karen Jacob
 208 Hawthorne Avenue
 Pikesville, Maryland 21208

Re: CASE NUMBER: 92-450-A
 LOCATION: N/S Hawthorne Avenue, 145' W of c/j Purvis Place
 208 Hawthorne Avenue
 3rd Election District - 2nd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reaffirmation regarding the administrative process.

1) Your property will be posted on or before May 28, 1992. The closing date is June 25, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt
 Zoning Commissioner, Baltimore County

MICROFILMED

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

92-450-A

District: 3rd Date of Posting: June 2, 1992
 Posted for: Residential Variance
 Postman: John M. and Karen R. Jacob
 Location of property: 215 Hawthorne Avenue, 145' W of c/j Purvis Place
 Location of signs: In front of 208 Hawthorne Avenue

Remarks: [blank]
 Posted by: S.J. Grata Date of return: June 5, 1992
 Number of Signs: 1

MICROFILMED

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21286

receipt

Date	Account: R-001-6150	Number
5/21/92		
JACOB, John & Karen	PLING	50.00
208 Hawthorne	POSTING	35.00
	TOTAL	85.00
RESIDENTIAL VARIANCE		
(Signs already on computer HAW00001)		

Please Make Checks Payable To Baltimore County

Cashier Validation

92-450-A

MICROFILMED

AFFIDAVIT
 IN SUPPORT OF ADMINISTRATIVE VARIANCE

92-450-A

The undersigned hereby affirms under the penalty of perjury to the Zoning Commissioner of Baltimore County, as follows:
 That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) have examined to verify the same in the event that a public hearing is scheduled in the future with regard thereto.
 That the Affiant(s) do(es) presently reside at 208 HAWTHORNE AVE. PIKESVILLE, MD. 21208

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: (state reason as precisely as possible)
 IF REQUESTED VARIANCE IS NOT APPROVED, INTERIOR OF GARAGE AVAILABLE FOR PARKING CARS WOULD BE 17 FEET WIDE (PROPOSED) WIDE, THIS CREATING A PRACTICAL DIFFICULTY, IN THAT 17 FEET IS NOT WIDE ENOUGH TO PARK CARS SIDE BY SIDE AND ALLOW FOR REASONABLE ENTRY AND EXIT OF BOTH CARS. IN ADDITION, A GARAGE OF LESS WIDTH THAN THE HOUSE WOULD MAKE IT MORE DIFFICULT TO COMBINE THE EXISTING HOUSE AND PROPOSED ADDITIONS ESTHETICALLY.

This Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

John M. Jacob
 Karen R. Jacob
 JOHN M. JACOB
 KAREN R. JACOB

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:
 I HEREBY CERTIFY, this 20th day of May, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
 JOHN M. JACOB & KAREN R. JACOB

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made with in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

As WITNESS my hand and Notarial Seal.
 [Signature]
 My Commission Expires: 2/1/94



MICROFILMED



11 West Chesapeake Avenue
Towson, MD 21204

June 9, 1992

(410) 887-3353

Mr. & Mrs. John M. Jacob
206 Hawthorne Avenue
Pikesville, MD 21208

RE: Item No. 488, Case No. 92-450-A
Petitioner: John M. Jacob, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Jacob:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

MICROFILMED



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 21st day of May, 1992

Bel Jablon
WORLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: John M. Jacob, et ux
Petitioner's Attorney:

MICROFILMED

DPW/Developers Engineering Division (Public Services) 06/08/92
Development Review Committee Response Form
Authorized signature *Dennis A. Kennedy* Date *6/8/92*

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓	Stephen G. And Lynn M. Swinn	477		6-1-92 NC
DED DEPRM RP STP TE	-----			
✓	Albert F. And Ann B. Nocar	478		NC
DED DEPRM RP STP TE	-----			
	Maryland Marine Manufacturing Co., Inc.	479		Comment
DED DEPRM RP STP TE	-----			
✓	Robert C. And Sylvia W. Eppig	480		NC
DED DEPRM RP STP TE	-----			
✓	James Ronald And Beth B. Porter	481		NC
DED DEPRM RP STP TE	-----			
✓	Nelson M. And Lee M. Hendler	485		NC
DED DEPRM RP STP TE	-----			
	Leon G. McKemy	486		Comment
DED DEPRM RP STP TE	-----			
	Williams Management Services, Inc.	487		Comment
DED DEPRM RP STP TE	-----			
✓	John M. And Karen R. Jacob			NC
DED DEPRM RP STP TE	-----			
	Matthew F. Reckenberger, Jr.	490		Comment
DED DEPRM RP STP TE	-----			
✓	Herbert H. And Betty Rosen	491		NC
DED DEPRM RP STP TE	-----			
	Meadows Park Ltd. Prtnrshp Russel Asset Mgt, Inc.	492		Comment
DED DEPRM RP STP TE	-----			

MICROFILMED

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section Office of Planning and Zoning

DATE: June 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 1, 1992

The Office of Planning and Zoning has no comments on the following petitions:

- George S. Nyquist - Item 474
- Stephen G. Swinn - Item 477
- Albert F. Nocar Jr. - Item 478
- Maryland Marine Mfg. Co. - Item 479
- Robert G. Eppig - Item 480
- James R. Porter - Item 481
- Dorothy S. Hunter - Item 482
- St. Lukes Health Ministries - Item 484
- Williams Estates - Item 487
- John M. Jacob - Item 489
- Gene Ensor - Item 489
- Lawrence F. Solomon - Item 493

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6_5_92.txt
Facilms.txt

DPW/Traffic Engineering 06/08/92
Development Review Committee Response Form
Authorized signature *Rabe & Family* Date *6/8/92*

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓	Stephen G. And Lynn M. Swinn	477	NIC	6-1-92
DED DEPRM RP STP TE	-----			
	Albert F. And Ann B. Nocar	478	More Time	
DED DEPRM RP STP TE	-----			
	Maryland Marine Manufacturing Co., Inc.	479	More Time	
DED DEPRM RP STP TE	-----			
✓	Robert C. And Sylvia W. Eppig	480	NIC	
DED DEPRM RP STP TE	-----			
✓	James Ronald And Beth B. Porter	481	NIC	
DED DEPRM RP STP TE	-----			
✓	Nelson M. And Lee M. Hendler	485	NIC	
DED DEPRM RP STP TE	-----			
✓	Leon G. McKemy	486	NIC	
DED DEPRM RP STP TE	-----			
✓	Williams Management Services, Inc.	487	NIC	
DED DEPRM RP STP TE	-----			
✓	John M. And Karen R. Jacob		NIC	
DED DEPRM RP STP TE	-----			
✓	Matthew F. Reckenberger, Jr.	490	NIC	
DED DEPRM RP STP TE	-----			
✓	Herbert H. And Betty Rosen	491	NIC	
DED DEPRM RP STP TE	-----			
✓	Meadows Park Ltd. Prtnrshp Russel Asset Mgt, Inc.	492	NIC	
DED DEPRM RP STP TE	-----			

MICROFILMED

Department of Environmental Protection & Resource Management 06/08/92
Development Review Committee Response Form
Authorized signature *John J. Kelly* Date *6-8-92*

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
COUNT 7				
Huntington Development Corporation (Hunting Tweed Drive)				
DEPRM				

COUNT 1				
✓	Stephen G. And Lynn M. Swinn	477		6-1-92 NO COMMENTS
DED DEPRM RP STP TE	-----			
	Albert F. And Ann B. Nocar	478		In process
DED DEPRM RP STP TE	-----			
	Maryland Marine Manufacturing Co., Inc.	479		In process
DED DEPRM RP STP TE	-----			
	Robert C. And Sylvia W. Eppig	480		In process
DED DEPRM RP STP TE	-----			
✓	James Ronald And Beth B. Porter	481		NO COMMENTS
DED DEPRM RP STP TE	-----			
✓	Nelson M. And Lee M. Hendler	485		NO COMMENTS
DED DEPRM RP STP TE	-----			
	Leon G. McKemy	486		In process
DED DEPRM RP STP TE	-----			
	Williams Management Services, Inc.	487		Written Comments
DED DEPRM RP STP TE	-----			
✓	John M. And Karen R. Jacob			NO COMMENTS
DED DEPRM RP STP TE	-----			
✓	Matthew F. Reckenberger, Jr.	490		NO COMMENTS
DED DEPRM RP STP TE	-----			

MICROFILMED

Baltimore County Government Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500 MAY 28, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JOHN M. JACOB AND KAREN R. JACOB
Location: #208 HAWTHORNE AVENUE
Item No.: *488 (LWG) Zoning Agenda: JUNE 1, 1992

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl James Gifford* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JR/RR

RECEIVED
MAY 29 1992
ZONING OFFICE

MICROFILMED

Department of Recreation and Parks 06/08/92
Development Review Committee Response Form
Authorized signature *Walter P. Kelly* Date *6/8/92*

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓	Stephen G. And Lynn M. Swinn	477	No Comment	6-1-92
DED DEPRM RP STP TE	-----			
✓	Albert F. And Ann B. Nocar	478	No Comment	
DED DEPRM RP STP TE	-----			
✓	Maryland Marine Manufacturing Co., Inc.	479	No Comment	
DED DEPRM RP STP TE	-----			
✓	Robert C. And Sylvia W. Eppig	480	No Comment	
DED DEPRM RP STP TE	-----			
✓	James Ronald And Beth B. Porter	481	No Comment	
DED DEPRM RP STP TE	-----			
✓	Nelson M. And Lee M. Hendler	485	No Comment	
DED DEPRM RP STP TE	-----			
✓	Leon G. McKemy	486	No Comment	
DED DEPRM RP STP TE	-----			
✓	Williams Management Services, Inc.	487	No Comment	
DED DEPRM RP STP TE	-----			
✓	John M. And Karen R. Jacob		No Comment	
DED DEPRM RP STP TE	-----			
✓	Matthew F. Reckenberger, Jr.	490	No Comment	
DED DEPRM RP STP TE	-----			
✓	Herbert H. And Betty Rosen	491	No Comment	
DED DEPRM RP STP TE	-----			
✓	Meadows Park Ltd. Prtnrshp Russel Asset Mgt, Inc.	492	No Comment	
DED DEPRM RP STP TE	-----			

MICROFILMED

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

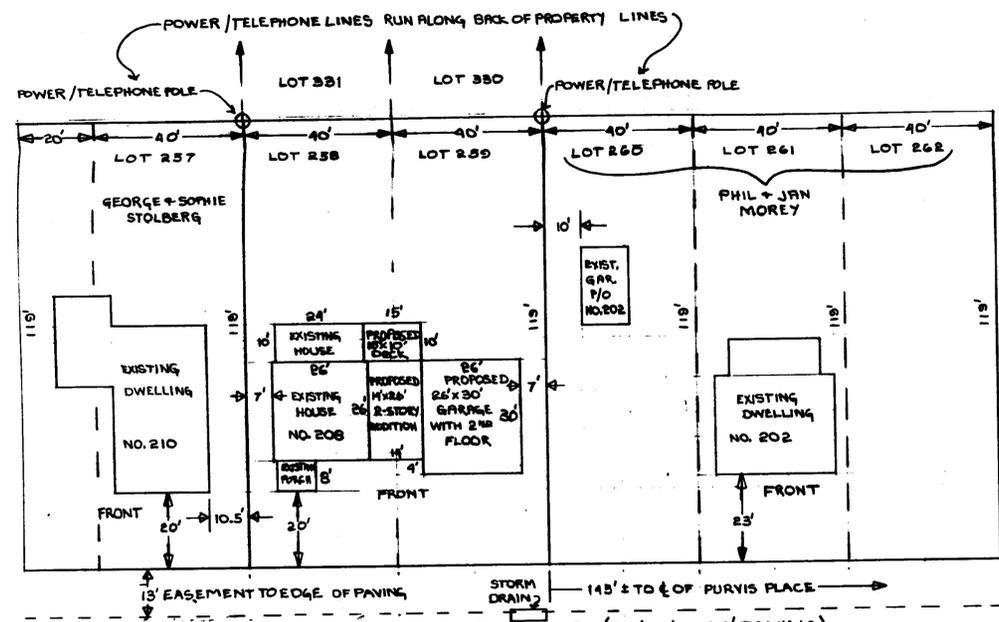
PROPERTY ADDRESS: 208 HAWTHORNE AVE.

SUBDIVISION NAME: RALSTON ANNEK

PLAT BOOK # 1, FOLIO # 75/276, LOT # 265/259

OWNER: JOHN M. + KAREN R. JACOB

92-450-A



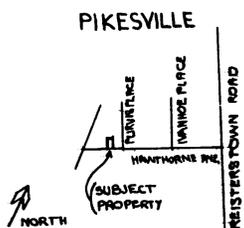
PURVIS PLACE (50' R/W, 24' PAVING)

DATE: 5/17/92
PREPARED BY: J.M. JACOB

NOTE: WATER MAIN & SANITARY SEWER LOCATED BENEATH HAWTHORNE AVE.

Per Ex No 1

SCALE: 1" = 20' 0"



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

COUNCILMANIC DISTRICT: 2

ELECTION DISTRICT: 3

1" = 200' SCALE MAP #:

ZONING: DR.S.5

LOT SIZE:

ACREAGE: .22

SQUARE FEET: 9520 SF

PUBLIC PRIVATE

SEWER:

WATER:

CHESAPEAKE BAY CRITICAL AREA: YES NO

PRIOR ZONING HEARINGS: NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #	MICROFILMED
LG	488	92-450-A	<input checked="" type="checkbox"/>



MICROFILMED

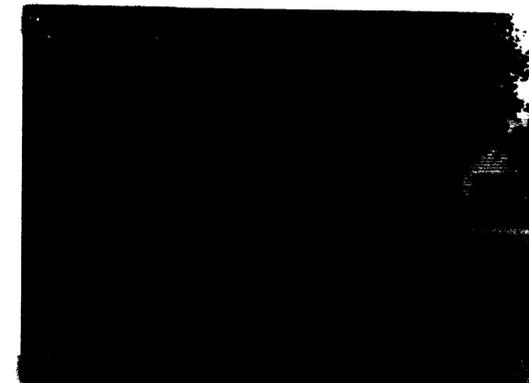
92-450-A



MICROFILMED

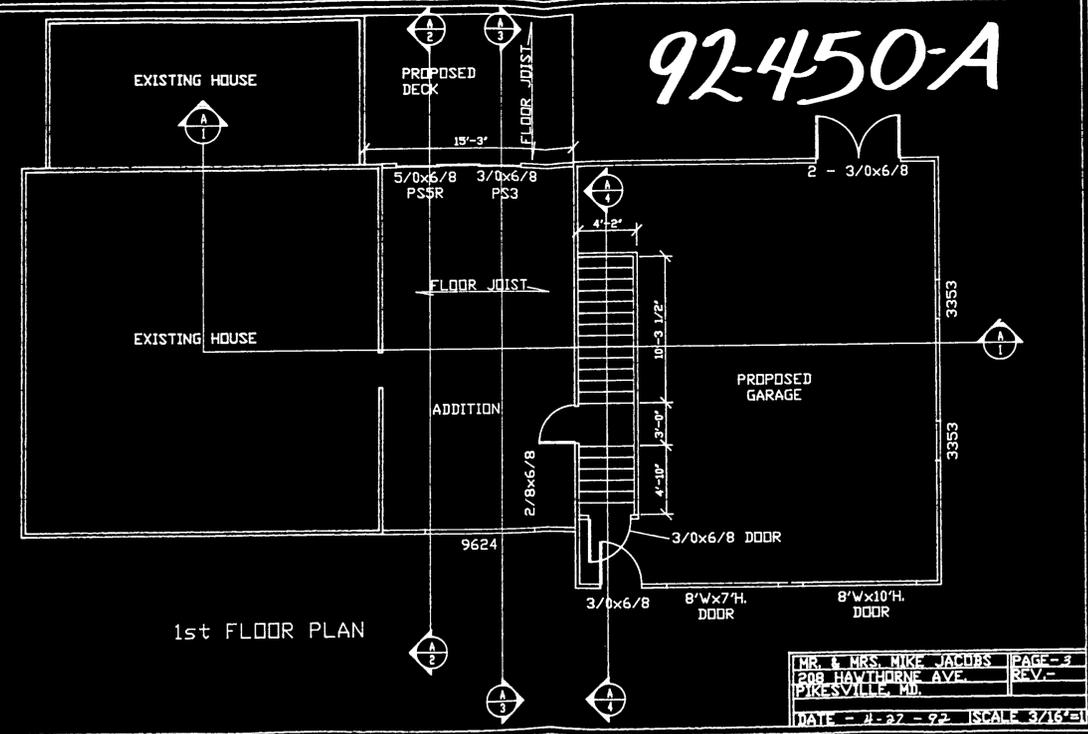


MICROFILMED



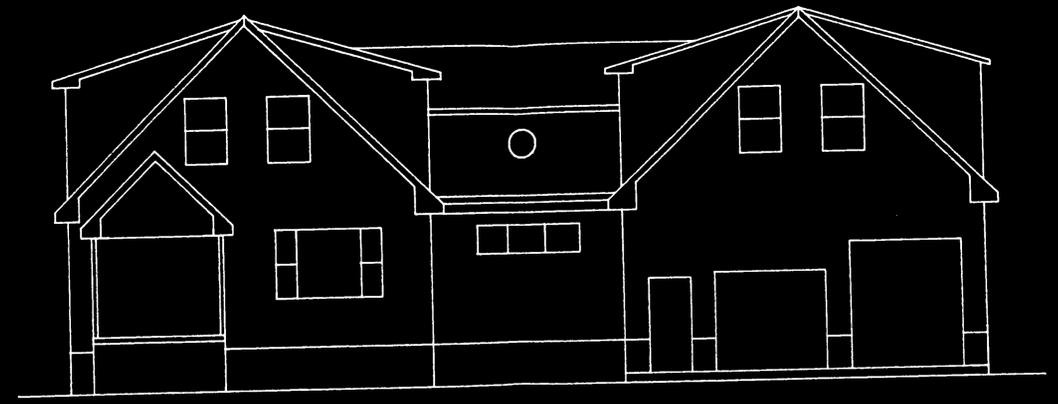
MICROFILMED

92-450-A



MR. & MRS. MIKE JACOBS	PAGE - 3
208 HAYTHORNE AVE.	REV. -
PIKESVILLE, MD.	
DATE - 4-27-92	SCALE 3/16"=1'

MICROFILMED



FRONT VIEW 92-450-A

MR. & MRS. MIKE JACOBS	PAGE - 1
208 HAYTHORNE AVE.	REV. -
PIKESVILLE, MD.	
DATE - 4-27-92	SCALE 3/16"=1'

MICROFILMED